STUDY ON THE FACTOR THAT INFLUENCE THE ABANDONED HOUSING PROJECT IN MALAYSIA: MISMANAGEMENT

NUR FATHIN NADHIRAH BINTI MOHAMAD NOOR

B. ENG (HONS.) CIVIL ENGINEERING

UNIVERSITI MALAYSIA PAHANG
SUPERVISOR’S DECLARATION

I hereby declare that I have checked this thesis and in my opinion, this thesis is adequate in terms of scope and quality for the award of the degree of in Bachelor of Engineering (Hons.) Civil Engineering.

_______________________________
(Supervisor’s Signature)
Full Name : DR. NUR FARHAYU BINTI ARIFFIN
Position : SENIOR LECTURER
Date : 16 JUNE 2017
STUDENT’S DECLARATION

I hereby declare that the work in this thesis is based on my original work except for quotations and citations which have been duly acknowledged. I also declare that it has not been previously or concurrently submitted for any other degree at Universiti Malaysia Pahang or any other institutions.

_______________________________
(Student’s Signature)
Full Name : NUR FATHIN NADHIRAH BINTI MOHAMAD NOOR
ID Number : AA13133
Date : 16 JUNE 2017
STUDY ON THE FACTOR THAT INFLUENCED THE ABANDONED HOUSING PROJECT IN MALAYSIA: MISMANAGEMENT

NUR FATHIN NADHIRAH BINTI MOHAMAD NOOR

Thesis submitted in fulfillment of the requirements for the award of the Bachelor Degree in Civil Engineering

Faculty of Civil Engineering and Earth Resources
UNIVERSITI MALAYSIA PAHANG

JUNE 2017
Special dedicated to

My beloved parents,

Mohamad Noor Bin Awang and Zamyah Binti Abu Bakar

My siblings,

Mohd Faiz Aiman and Nur Hanis Safiah

My housemates,

Nur Asyikin, Siti Robiah, Nur Idayu, Nurul Amira, Nurul Atikah and Nur Hasbazilah

Thank you for pray, endless love and unstoppable supports.
ACKNOWLEDGEMENTS

I am grateful to the God for the good health and wellbeing that were necessary to complete this thesis.

First and foremost, I have to thank my research supervisors, Dr. Nur Farhayu Binti Ariffin. Without her assistance and dedicated involvement in every step throughout the process, this thesis would have never been accomplished. I would like to thank you very much for your support and understanding.

Getting through my thesis required more than academic support, and I have many, many people to thank for listening to and, at times, having to tolerate me during my thesis completion time.

Thank you to the panel during my presentation for final year projects, Dr. Omar and Sir Zahrizan. All advises, tips and experienced that has been shared will always be remembered by me and my teammates.

Most importantly, none of this could have happened without my family and my dear friends. To my parents and my siblings— it would be an understatement to say that, as a family, we have experienced some ups and downs in the past four years. And to my parents thanks you so much because has being a very good sponsor team for my thesis. Every time I was ready to quit, you did not let me and I am forever grateful.

For my dear friends especially my housemates, thank you so much because has helping me by giving some tips on how to do this thesis, sending me to meet my supervisor and accompany me during day and night to complete my thesis. This thesis stands as a testament to your unconditional love and encouragement.

Specials thanks also to the respondents that willingly to help me by answering my questionnaire. Your kindness has help me to complete the result for my thesis.

Lastly, to all of the special peoples that accidently or un-accidently involved during my thesis completion, thank you so much. They have been unwavering in their personal and professional support during the time I spent to compete my thesis and my university life.
# TABLE OF CONTENT

**DECLARATION**

**TITLE PAGE**

**ACKNOWLEDGEMENTS** ii

**ABSTRAK** iii

**ABSTRACT** iv

**TABLE OF CONTENT** v

**LIST OF TABLES** viii

**LIST OF FIGURES** ix

**LIST OF ABBREVIATIONS** x

**CHAPTER 1 INTRODUCTION** 1

1.1 Background Study 1

1.2 Problem Statement 2

1.3 Objective of Study 4

1.4 Scope of Study 4

1.5 The Importance of Study 5

**CHAPTER 2 LITERATURE REVIEW** 6

2.1 Introduction 6

2.2 Causes of Abandoned Housing Project 7

2.2.1 Mismanagement 8

2.2.2 Disapproving Economic Conditions 8

2.2.3 Flawed Council Policies 9
CHAPTER 3 METHODOLOGY

3.1 Introduction

3.2 Literature Review

3.3 Questionnaire Survey
   3.3.1 Question Structure

3.4 Data Analysis
   3.4.1 Relativiti Importance Index (RII)

3.5 Summary

3.6 Research Methodology Flow Chart

CHAPTER 4 RESULTS AND DISCUSSION

4.1 Introduction

4.2 Questionnaire Form

4.3 Responded Rate Achieved
   4.3.1 Respondents Background (Section A)
   4.3.2 Current Working Position

4.4 Introduction to Abandoned Housing Project (Section B)
   4.4.1 Experience Involved in a Project
   4.4.2 Position in the Abandoned or Almost Abandoned Project
   4.4.3 Types of Project.
   4.4.4 Project Funded By
CHAPTER 5 CONCLUSION

5.1 Introduction

5.2 Conclusion

   5.2.1 Objective 1: To determine the cause of un-completing project

   5.2.2 Objective 2: To study the factor that influence the abandoned housing project.

   5.2.3 Objective 3: To identify the suitable solution for the abandoned housing project.

5.3 Recommendation

   5.3.1 Recommendations for This Study.

   5.3.2 Recommendations for Further Studies.

REFERENCES

APPENDIX A SAMPLE QUESTIONNAIRE FROM GOOGLE DOCS
**LIST OF TABLES**

Table 1-1  Abandoned housing project annual statistics (Peninsular) from January, 2011 to May, 2015  4
Table 3-1  Rating scale for relative index ranges  19
Table 4-1  Respondent’s Position  22
Table 4-2  About Abandoned House  24
Table 4-3  Type of Project Involved  25
Table 4-4  Position in a Project.  26
Table 4-5  Type of Project.  28
Table 4-6  Project Funded By  29
Table 4-7  Mismanagement as one of the factor that cause abandoned housing project.  31
Table 4-8  Relative Index of the Cause of Mismanagement.  32
Table 4-9  Effect of abandoned housing project.  34
Table 4-10  Relative Index of Suggestion of Solution  36
LIST OF FIGURES

Figure 1-1  Malaysia’s Abandoned Building Projects in the span of 20 years, with the comparison of number of projects in each state. 3
Figure 2-1  Place for an unhealthy activities. 13
Figure 2-2  Stagnant water - breeding ground for mosquitoes 14
Figure 2-3  Figure 2.3 Physical conditions of building. 14
Figure 3-1  Example of five ordinal measures of agreement of Likert’s Scale. 18
Figure 3-2  Project Flow Chart 20
Figure 4-1  Percentage of Respondent’s Position 23
Figure 4-2  Percentage of Respondents heard about abandoned housing project. 25
Figure 4-3  The percentage of respondents that has an experience involved in the projects. 26
Figure 4-4  Percentage of Respondent’s Position in Project. 28
Figure 4-5  Percentage of Respondents involve in residential, non-residential, civil works and special traders. 29
Figure 4-6  Percentage of project funded by private, public and both. 30
Figure 4-7  Percentage of Mismanagement as one of the factor that cause abandoned housing project. 32
Figure 4-8  Chart for the causes of mismanagement. 34
Figure 4-9  Percentage effect of Abandoned Housing Project to Surrounding. 35
Figure 4-10 Chart for the suggestion of solution 38
## LIST OF ABBREVIATIONS

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>S&amp;P</td>
<td>Sale and Purchase Agreement</td>
</tr>
<tr>
<td>MHLG</td>
<td>Ministry of Housing and Local Government</td>
</tr>
<tr>
<td>STB</td>
<td>Sell Then Build</td>
</tr>
<tr>
<td>IFC</td>
<td>International Finance Corporation</td>
</tr>
<tr>
<td>FOMCA</td>
<td>Federation of Malaysian Consumers Associations</td>
</tr>
<tr>
<td>RII</td>
<td>Relative Index Inequality</td>
</tr>
</tbody>
</table>